



APPROVED MARCH 16, 2006
SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
MARCH 2, 2006
DRAFT STUDY SESSION MINUTES

PRESENT: Betty Drake, Councilmember
Jeremy A. Jones, Vice Chairman
E.L. Cortez, Design Member
Michael D'Andrea, Development Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Eric Hess, Commissioner

STAFF: Mac Cummins
Tim Curtis
Kroy Ekblaw
Dan Symer
Lusia Galav
Frank Gray
Don Hadder
Al Ward

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilmember Drake at 12:25 p.m.

1. **REVIEW DRB CASES**

CONSENT AGENDA

3. 1-MS-2005 McDowell Mountain Business Center

In response to an inquiry by Vice-Chairman Jones, Mr. Ward explained that the background on the freestanding signs have materials and colors which match the existing buildings. It was agreed that further colors, including lettering, would be approved at the Staff level.

4. 5-DR-1977#4 Giants - New Clubhouse Facility

Ms. Galav reminded the Board they have reviewed the item on study session.

Mr. Ekblaw presented the Board with the materials board.

Board Member O'Neill requested that the item be pulled from the consent agenda to the regular agenda. Councilmember Drake instructed the item be placed first on the regular agenda.

5. 20-PP-2005/95-DR-2005 Desert Mountain Phase III Forty-three

Mr. Williams presented the Board with materials samples.

6. 64-DR-2005 Northsight Office Park

Board Member O'Neill opined that the packet was incomplete, noting there were no color renderings or perspectives included. He commented that the absence of a complete application makes it difficult to prepare for a case.

Vice-Chairman Jones agreed with Board Member O'Neill's comments concerning the incompleteness of the packet. He noted he would be in favor of the project.

7. 89-DR-2005 The Showrooms @ Hayden

Mr. Williams presented the materials board.

Board Member D'Andrea referred back to case 64-DR-2005 and requested that color elevations be submitted at a later date. He noted that there were elevations and color samples with no reference to color locations on the elevation. Ms. Galav noted an oversight in the absence of the color elevations; they were provided by the Applicant.

Mr. Williams confirmed that the Board had seen this case at study session to review elevations. He noted that the Applicant made all requested changes. In response to an inquiry by Board Member Schmitt, Mr. Williams reviewed changes that were made, including landscaping and a screen wall in the back.

Board Member D'Andrea inquired whether consideration was given to extending the wall detailing onto 79th Street. Mr. Williams reported that there was no consideration and suggested that it be stipulated.

8. 111-DR-2005 Cingular WCF P729A - Shea Boulevard

Vice-Chairman Jones noted that he would be in approval of the antenna application. He inquired whether there was any way to conceal the electrical meter adjacent to the facility. Noting that the meter needed to be accessible for APS, Mr. Curtis stated that the Applicant had attempted to minimize the meter. Mr. Jones requested a stipulation requiring a minimal metal surround in order to make the equipment less visible.

In response to a question by Councilmember Drake, Mr. Curtis explained that the turquoise box located next to the meter in the photo simulation would be two feet above grade and would be painted an earth tone.

9. 1-DR-2006 One Scottsdale - Planning Unit II

Mr. Jones noted that at least four of the Board Members have gone to review the site in groups of two or less and think it is a great project. He opined that it would be beneficial to further discuss the project and requested that it be moved to the regular agenda. Councilmember Drake instructed the item be placed second on the regular agenda.

REGULAR AGENDA

10. 102-DR-2005 El Paseo - Retail Center
11. 12-DR-2006 Skeptical Chymist

STUDY SESSION

1. Big O Tire (92-DR-2006)

Mac Cummins presented an elevation reflecting revisions suggested by the Board. He explained that the wing walls were replaced with building masses that appear to protrude as one moves into the site.

Vice-Chairman Jones opined the improvements were adequate.

2. Sierra Vista Academy Phase 2 (895-PA-2005/44-SA-2005)

Dan Symer addressed the Board. Highlights of his presentation included an aerial view of the site and site elevations. He explained there would be an expansion of the existing buildings with the addition of four buildings, noting that they would be behind existing buildings that were previously approved. Mr. Symer noted the facility is a public school and processing through the development review process was being done as a courtesy. He mentioned that staff was looking for comments from the Board to assist in their approval process.

Board Member D'Andrea mentioned that it would be helpful to see the elevations rendered in full.

In response to an inquiry by Board Member Schmitt, Mr. Symer confirmed that the rear buildings would be demolished and replaced with the elevations and site plan presented.

3. Acapulco Bay Restaurant - Color Modifications (346-SA-2005)

Mr. Symer addressed the Board. He noted that this is a return application to be approved by Staff. He explained that the application was in response to a code enforcement action, noting the Board had requested that Applicant return with a

burnt orange color selection. He clarified that the client prefers the existing color depicted as attachment #3-B in the Board packet. He noted, in response to Board comments the Applicant chose attachment #4; staff were recommending attachment #6. Mr. Symer clarified that the item was not a voting item; staff were requesting color preferences.

Vice-Chairman Jones reported that he went to the site at three different times of day in order to observe the color choices in different light. Noting that the Board encourages the use of color, he agreed that the current orange stands out too much for the particular location. He opined that attachment #4 was an improvement, although too yellow, and attachment #6 would be an improvement over either of the other choices. He suggested the Applicant choose a color in the same family as choice #6 with a slight more red or burnt sienna tone; the darker color would coordinate better with the roof tile, decorative tile, and slump block.

In response to a question by Councilmember Drake, Vice-Chairman Jones clarified that he was suggesting something similar in darkness attachment #6 with more vermilion and less yellow.

Board Member D'Andrea opined that any of the orange choices would make the building stand. He would be in support of whatever choice the Applicant made.

Board Member Schmitt mentioned that he looked at the colors in the sun and agreed with staff's recommendation of attachment #6.

Councilmember Drake commented that the remarks of the Board did not give staff much direction. She noted that she would be in favor of attachment #6 and suggested allowing the Applicant the option of choosing accent colors in order to add excitement to the building.

Ms. Galav confirmed with Councilmember Drake that it would be acceptable for staff to approve the application based on the Board's best recommendations.

ADMINISTRATIVE REPORT

None.

ADJOURNMENT

With no further business to discuss, Councilmember Drake moved for adjournment at 1:00 p.m.

Respectfully submitted,
AV-Tronics, Inc.